

THESE MINUTES ARE SUBJECT TO FORMAL APPROVAL BY THE WYOMING
PLANNING COMMISSION AT ITS REGULAR MEETING OF OCTOBER 16, 2012

PLANNING COMMISSION
MINUTES OF SEPTEMBER 18, 2012
CITY COUNCIL CHAMBERS
CITY OF WYOMING, MICHIGAN

MEMBERS PRESENT: Arnoys, Bueche, Goodheart, Hegyi, Micele, Postema, Weller,
Woodruff

MEMBERS ABSENT: Spencer

STAFF PRESENT: Cochran, City Planner
Rynbrandt, Director of Community Services
Lucar, Administrative Secretary

Vice-Chair Postema called the meeting to order at 7:00 PM.

Motion by Hegyi, supported by Woodruff, to excuse Chair Spencer. Motion carried
unanimously.

APPROVAL OF MINUTES

Vice-Chair Postema requested an addition be made to the July 17, 2012 minutes on page 3,
inserted after the last paragraph, as follows: "Postema noted that the site plan does not meet all
the ordinance requirements because it is a landlocked parcel which is a violation of the Zoning
Ordinance."

Motion by Postema, supported by Hegyi, to approve the minutes of July 17, 2012 as revised.
Motion carried unanimously.

APPROVAL OF AGENDA

The agenda was approved as presented.

PUBLIC COMMENT ON NON-PUBLIC HEARING AGENDA ITEMS

There were no public comments.

AGENDA ITEM NO. 1

Request for Preliminary Plat – Tentative Approval for McKenzie Highlands. The property is located on Walnut Ridge Drive extended and 120 feet south of Hickory Ridge Drive. (Section 32) (Epique Homes)

Cochran described the location, existing land use and current zoning around the area. This property has been under consideration for subdivision development since at least 1998. The property had been used as a soil stockpile area during the development of the three Hickory Ridge Subdivisions to the north. The property has since been leveled, with a temporary detention basin serving the subdivisions constructed along the southern portion of the site. This basin is intended to be removed at such time as the future developments to the west (Rivertown Valley PUD) provides the storm sewer infrastructure to pipe the water to the regional storm basin. If the temporary basin was removed it would allow for the proposed cul-de-sac street to be shifted south to accommodate up to 13 lots on both sides of the street. The developer desires to proceed with development of the subdivision with seven lots while maintaining the temporary basin. This results in exceptionally deep lots on the south side of the cul-de-sac and an unusually long lot on the north side.

The large estate residential parcels to the east and south front on Ivanrest Avenue. There is a significant drain to the south which greatly inhibits development. The property to the west will develop as an extension of the Rivertown Valley Subdivisions. It is impractical for this development to provide a street connection to an adjoining parcel.

The approval of a subdivision occurs in three phases. The first step is Preliminary Plat - Tentative Approval, where the general street and lot layout is reviewed and approved through a public hearing process. General engineering issues effecting the development are identified to determine whether major modifications are required. The approval must come from both the Planning Commission and City Council. Once obtaining the approvals, the developer proceeds with the engineering to fully design the subdivision and addressing all the engineering concerns. Then there is the Preliminary Plat – Final Approval stage. These construction plans are submitted to the City for full review and approval by the Planning Commission and City Council. The plans are also reviewed and approved by the Kent County Drain Commission and Plat Board. With full approvals, the subdivision can be constructed. A Final Plat, definitively indentifying lot boundaries, easements and public right-of-ways is then submitted to the City for approval and acceptance.

The Engineering Department has submitted their comments. These concerns are normally addressed by the time of submittal of the Preliminary Plat – Final Approval. However, to provide orderly development of the City, the proposed plat would need to provide for both storm sewer and sanitary sewer connections to the west. These infrastructure improvements, occurring in advance of the development of the property to the west, may be cost prohibitive in developing this plat. Further, if these service extensions were to occur, it would be practical to relocate the proposed street to obtain the greater lot yield within the subdivision.

Cochran pointed out there has been some discussion regarding the petitioner either tabling or withdrawing this plat, but no formal request has been received. The petitioner or his engineering consultant was not present for comment. Cochran suggested the Planning Commission table this item in order to receive further input from the petitioner.

Vice-Chair Postema opened the public hearing.

Steve Beld, 5965 Ivanrest Ave SW, noted the rear of his property is up to the south property line of this proposed plat. In the past this property has had huge storm water issues, but they have been lessened as surrounding property has been developed. He expressed concerns about storm water problems reoccurring if this plat is developed. He showed a picture of storm water moving across his property in prior years.

Vice-Chair Postema closed the public hearing.

Motion by Woodruff, supported by Hegyi, to table this item in order to receive further input from the petitioner. Discussion followed.

Goodheart agreed with tabling this item. He noted his belief that from the State's perspective, Preliminary Plat – Tentative Approval should include the full engineering design and address all the engineering concerns before moving on to Preliminary Plat – Final Approval. If this item is tabled and then comes back still with engineering concerns, he would vote to deny. He asked if this is the same developer for the other phases of the Hickory Ridge Plat. Cochran responded negatively. The petitioner bought the property from the prior developer.

Bueche thought the legal description does not match what is actually drawn on the plan.

Weller asked if it is possible to service the plat with utilities at a closer point than Nile Drive. Cochran said one option is to build a home on the parcel, such as in the area of Lot 2, and then the future platting could occur. Weller agreed with this approach.

A vote on the motion carried unanimously.

AGENDA ITEM NO. 2

Site Plan Review Waiver Checklists

Cochran referred to the Site Plan Review Waiver Checklists provided in the agenda packet. The checklists require developers to provide additional detail for the review process. The checklists tie into the Zoning Code as to what is required on plans.

AGENDA ITEM NO. 3

Turn On 28th Street Form Based Code

Cochran noted the Turn On 28th Street Form Based Code steering committee has been meeting regularly and making progress. They are looking at how to divide up the one-mile stretch of 28th Street and develop standards for those sections. Rynbrandt expressed her appreciation for the work the consultant is doing thus far. This form based code could have an effect on other areas of the city related to redevelopment. Micele agreed. As a member of the steering committee he has been impressed with the draft plans for the various sections. He suggested the Planning Commission be provided with some of the sample plans to get an idea of the work that is going on. Cochran mentioned in the near future there will be public hearings and the opportunity for the Planning Commission to review the final draft plans. Rynbrandt noted they are looking to make the form based code for this area user friendly and easy for the lay person to understand. She said staff could provide the Planning Commission with graphical samples for informational purposes.

Cochran also indicated that at last evening's City Council meeting they approved funding to study the reconstruction needs at Michael Avenue to accommodate the Turn On 28th Street crescent street plan. In addition, landscape enhancements near 28th Street will be considered. The idea is to make this section a grand entryway into the corridor.

Weller asked if a round-about traffic design at Michael Avenue has been considered. Cochran replied this idea came up during the planning process, but the traffic volumes are too high.

Postema asked how far south the study area extends. Cochran responded to Prairie Parkway.

AGENDA ITEM NO. 4

Division Avenue Walkability Event

Cochran noted several of the Planning Commissioners were involved in this event held on August 13th. Dan Burden, a national expert on walkability, conducted a walking tour of Division Avenue, starting out at Tommy Brann's restaurant and working north towards Godwin High School auditorium. After the walking tour, he gave a presentation on walkability and how it could apply to Division Avenue. There were about 45 people in attendance that indicated they want to continue to be involved in the planning process. It was a great kickoff for the BRT.

Cochran also referred to the article in the agenda packet regarding placemaking. Staff sent in a grant application to the Michigan Municipal League recently for Michigan Placemaking Assistance to bring in a team of professionals to guide us in redeveloping the BRT corridor. If funding is granted, this study could begin by late fall and be finished by next summer. The proposed study area is Division Avenue from 36th to 44th Streets.

AGENDA ITEM NO. 5

Education and Training

Cochran mentioned the Michigan Association of Planning's annual state conference is coming up in Traverse City. Commissioner Woodruff will be attending, and any others interested are to contact Lucar for travel arrangements. Rynbrandt noted the City has made a commitment to provide training to interested board members. She also mentioned there will be joint board member training, with the goal to include Planning Commission, Zoning Board of Appeals and City Council, coming up in the near future to reaffirm roles and responsibilities and develop improved orientation materials for new board members.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

The meeting was adjourned at 7:45 P.M.

Anthony Woodruff, Secretary
Wyoming Planning Commission

Kimberly S. Lucar, Administrative Secretary
Wyoming Planning Commission